

**AGENDA  
4A ECONOMIC DEVELOPMENT COMMISSION  
CITY OF FERRIS  
MUNICIPAL CORPORATION OF THE  
STATE OF TEXAS, ELLIS COUNTY  
AT THE  
COUNCIL CHAMBERS  
215 W. SIXTH STREET, FERRIS, TEXAS 75125  
1:00 P.M. THURSDAY JANUARY 14, 2016**

***NOTICE IS HEREBY GIVEN THAT THE FERRIS 4A ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF FERRIS WILL MEET IN REGULAR SESSION AT 1:00 P.M. ON THE 14<sup>TH</sup> DAY OF JANUARY, 2016 AT THE COUNCIL CHAMBERS LOCATED AT 215 W. SIXTH STREET, FERRIS, TEXAS 75125 FOR THE PURPOSE OF CONSIDERING:***

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
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**COMMISSION BUSINESS**

- |    |   |   |
|----|---|---|
| 1. | Call to order.  | Ø |
| 2. | Roll call to determine the presence of a quorum.  | 1 |
| 3. | Presentation of economic development strategy by SJR Planning Consultants to include: annexation, TIF (Tax Increment Financing), and an overall strategic overview. | Ø |
| 4. | Discussion of EDC Finances.   | 2 |

**APPROVAL OF MINUTES**

- |    |  |   |
|----|--|---|
| 5. | Consider approval of 4A E.D.C. meeting minutes of December 10, 2015. | 3 |
|----|--|---|

**DISCUSSION**

- |    |   |   |
|----|---|---|
| 6. | Update of joint City Council and School Board meeting to discuss proposed Project Atlantic Hotel. | Ø |
| 7. | Discussion of ordinance change that may affect the 4A Type E.D.C.                                 | Ø |

8. Discussion, consideration and action as may be appropriate regarding the approval of proposed land acquisition including infrastructure not to exceed \$200,000.00. Ø
9. Discussion of internet alternatives. Ø
10. Discussion and consideration to schedule a joint 4A and 4B 2-day Board Work Retreat to be scheduled on either of the proposed 2-day sessions: Thursday, April 14, 2016 and Friday, April 15, 2016 or Thursday, April 21, 2016 and Friday, April 22, 2016. Ø

### CLOSING

11. Discuss items to be placed on next meeting's agenda. Ø
12. Adjourn. Ø

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### Executive Session Reservation

The Ferris 4A Economic Development Commission reserves the right to convene into an Executive Session (closed to the public) as authorized by Sec.

#### 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT

NEGOTIATIONS: Closed session is allowed (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).


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### Disability Assistance and Accommodation

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (972) 544-2110 two working days prior to the meeting so that appropriate arrangements can be made.

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I, DESTINY WRIGHT, HEREBY  
CERTIFY THAT THE FOREGOING  
NOTICE WAS POSTED ON OR  
BEFORE THE 11<sup>TH</sup> DAY OF JANUARY,  
2016 BY 1:00 P.M.

  
CYNTHIA SANCHEZ FOR  
DESTINY WRIGHT,  
CITY SECRETARY



# 4A E.D.C. MEETING ATTENDANCE RECORD 2015-2016

4A E.D.C. Commission			Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Place	Name	Title	10	8	12	10	14	11	10	14	12	9	14	11
Place 1	James Harrison	Commissioner	P	A	A	P								
Place 2	Bill Pardue	Commissioner	P	P	P	P								
Place 3	Michael Martinez	Commissioner	P	P	P	P								
Place 4	Charles Hatfield	Commissioner	P	P	P	P								
Place 5	Chad Newsom	Commissioner	P	P	P	A								
Total Present:			5	4	4	4								

A quorum of the commission is 3 members.

City Staff		Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Title	Name	10	8	12	10	14	11	10	14	12	9	14	11
City Manager	Carl Sherman	P	P	P	P								
Total Present:		6	5	5	5								

Chairman- "Will the Secretary please call the roll."  
The Secretary calls each member's position and name.  
They respond if they are present.  
Secretary- "A quorum is present."

P	Present
A	Absent
R	Resigned
D	Deceased
E	End of Term

4A EDC Financials  
Overview

2014-2015	Month	Tax Receipts	Oth Rev	Admin Exp	Other Exp	Bank Balance
	31-Aug	10,575.13	\$ 29.18	\$ 1,791.67	\$ 250.00	\$ 555,099.94
	30-Sep	\$ 7,365.76		\$ 1,791.67	\$ 9,252.73	\$ 559,431.93
2015-2016	Month	Tax Receipts	Oth Rev	Admin Exp	Other Exp	Bank Balance
	31-Oct	\$ 8,847.14	\$ 91.96	\$ 2,041.66		\$ 566,329.36
	30-Nov		95.11		7923.42	\$ 558,501.05
	31-Dec	\$ 20,496.44	95.93	\$ 4,083.32	656.56	\$ 574,353.52
	31-Jan					
	29-Feb					
	31-Mar					
	30-Apr					
	31-May					
	30-Jun					
	31-Jul					
	31-Aug					
	30-Sep					

**STATE OF TEXAS  
COUNTY OF ELLIS**

**THE FERRIS 4A ECONOMIC DEVELOPMENT COMMISSION MET  
IN REGULAR SESSION DECEMBER 10, 2015 AT 1:00 P.M. IN THE  
COUNCIL CHAMBERS LOCATED AT 215 W. SIXTH STREET,  
FERRIS, TEXAS 75125.**

**MEMBERS PRESENT**

James Harrison, Place 1  
Bill Pardue, Place 2  
Michael Martinez, Place 3  
Charles Hatfield, Place 4

**STAFF PRESENT**

Carl Sherman, City Manager

**MEMBERS ABSENT**

Chad Newsom, Place 5

**STAFF ABSENT**

**COMMISSION BUSINESS**

**1. Call to order.**

James Harrison called the meeting to order at 1:01 PM.

**2. Roll call to determine the presence of a quorum.**

The roll was called and a quorum was determined to be present.

**3. Discussion of economic development strategy with SJR Planning Consultants to include: annexation, TIF (Tax Increment Financing), and an overall strategic overview.**

City Manager, Carl Sherman, formally introduced SJR Planning to the board. Sherman discussed TIF (Tax Increment Financing) and the annexation process. Shai Roos with SJR Planning Consultants will do a formal presentation of annexation and TIF process at the following scheduled 4A Type meeting.

**4. Discussion of EDC Finances.**

The financials were presented.

## **APPROVAL OF MINUTES**

**5. Consider approval of 4A E.D.C. meeting minutes of November 12, 2015.**

Bill Pardue moved to approve the minutes for the 4A E.D.C. meetings of November 12, 2015. Seconded by Michael Martinez. For: Unanimous. Motion carried 4-0-0.

## **DISCUSSION**

**6. Discussion and update of past economic development incentives.**

A synopsis was presented of the past Pizza Hut 380 agreement from EDC, as well as an EDC incentive for Atco for employee training.

**7. Update of pending joint City Council and School Board meeting to discuss proposed Economic Development project.**

The joint City Council and School Board meeting will be held on Saturday, December 19, 2015 at 9:00 a.m. at the Ferris Independent School District Administration Building at 301 East Fifth Street.

## **OLD BUSINESS**

**8. Discussion, consideration and action as may be appropriate regarding the 2015-2016 4A EDC Board Work Plan.**

The board discussed the proposed work retreat.

## **CLOSING**

**9. Discuss items to be placed on next meeting's agenda.**

- Proposed work retreat
- Internet alternatives
- TIF (Tax Increment Financing)

**10. Adjourn.**

With no further business to come before the board, Bill Pardue moved to adjourn the meeting. Seconded by Michael Martinez. For: Unanimous. Motion carried 4-0-0. Meeting adjourned at 2:05 P.M.

**APPROVED THIS THE 14<sup>TH</sup> DAY OF JANUARY, 2016.**

ATTEST:

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Carl Sherman  
City Manager

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Cynthia Sanchez  
Secretary to City Manager

*\*Important administrative notation:*

*These minutes have been composed by using meeting notes provided to Cynthia Sanchez.*